

Minutes of the Porter Plan Commission

April 18, 2001

A. The meeting was called to order at 7:45 p.m.

B. Pledge of allegiance

Present: Mr. Chemma, Mr. Liebert, Mr. Grasher, Mr. Whisler, and Mr. Eriksson. Absent: Mrs. Powell, Mr. Bell. Also present were Mr. Mandon, and Mr. Zaremba.

C. Consideration of minutes from previous meeting.

Motion to approve the minutes of the previous meeting as corrected was made by Mr. Grasher; second by Mr. Eriksson. Motion carried 5-0.

D. Audience Participation

None

E. Final Approvals

Deer Creek Subdivision, Chip Mang – Petitioner: John Kremke of the Duneland Group representing petitioners request for final subdivision approval for property located on the southwest corner of Wagner Road and U.S. route 20. Property was recently re-zoned R-1, requesting approval to subdivide into 5 lots.

Mr. Mandon suggested the board make a motion to submit the recommendation to the Town Council for sidewalk waiver system. The board stated sidewalks should be required and not installed until waiver system is established.

Motion by Mr. Eriksson to approve final subdivision for Deer Creek; second by Mr. Liebert. Motion carried 5-0.

F. Preliminary Hearings

None

G. Public Hearings:

1. **Request to re-zone - J & L Limited:** Attorney Terry Hiestand present to speak on behalf of petitioners. Petitioners request is to re-zone property located at 1499 Woodlawn Avenue from C-1 to C-3. The public hearing was closed at the March 21, 2001 meeting, but the board agreed to continue the discussion to the April 18, 2001 meeting as the petitioner agreed to work with the board to eliminate potential uses if the re-zone is granted. A copy of the exclusions is attached to the minutes.

Mr. Mandon recommended the approval of the re-zone with the voluntary exclusions. There were two questions from the audience. (1) Jennifer Klug, 302 Lincoln Street, questioned if the exclusions would apply to all C-3 properties in the town of Porter; Mr. Mandon stated the exclusions were unique to this request. (2) Jennifer Granat, 721 Francis Street, questioned how many mini-warehouses could be placed upon the parcel and if sound buffering would be provided by landscape.

Motion by Mr. Whisler to recommend approval of the re-zoning to the Town Council; second by Mr. Liebert.
Motion carried 5-0.

E. Other Business

1. Recommended amendments to “Rules and Regulations” and “Application and Procedures” was presented to the board members. A copy is attached to the minutes. Motion by Mr. Whisler to accept Rules and Procedures as written with changes and corrections and the fee structure as approved by the Town Council; second by Mr. Eriksson. Motion carried 5-0.
2. Discussion regarding the Cell Tower Ordinance. Memo is attached to minutes. Motion by Mr. Whisler to send memo to Town Council for review; second by Mr. Grasher. Motion carried 4-0.
3. Draft zoning ordinance: still under review.
4. Discussion of Comprehensive Plan review. Waiting on release of census data.

E. Adjourn

Motion to adjourn by Mr. Whisler; second by Mr. Grasher. Meeting adjourned at 9:40p.m.

Eugene Chemma
President

Lisa M. Liebert
Secretary